

# CENTURY 21

Judge Fite Company

Interstate 45, ENNIS, TX  
8.381± ACRES

PRIME DEVELOPMENT LAND FOR SALE



## TBD 8.38 AC INTERSTATE 45

ENNIS, TX 75119



\$1,186,500



0 sqft

## DESCRIPTION

Prime development land, 8.38± acres, located at the corner of I-45 and Crisp Rd. Approximately 1,625 ft frontage along I-45 and 400 ft. along Crisp Rd. The current zoning is R10, however the City of Ennis is open to the proposals for commercial use. City water and sewer utilities are nearby and available. A new commercial development is planned 300 yards directly north. Great visibility with excellent access to local residents and interstate travelers will provide hallmarks of a successful destination.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20542704

**YEAR BUILT:** 1800

**COUNTY:** Ellis

**TRACT OR SUBDIVIION:** I D Sheppard

**LIST DATE:** 06/05/2024

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 8.38

**LOT SIZE (SQFT):** 365,076

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural

**SIDING:**

- Other

## UTILITIES

**UTILITIES:**

- SewerAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Tim Cummings 

**BROKERED BY:** Tero Real Estate

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